

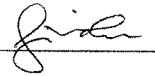
property in March, and again in June of 2010. Deficiencies in the repair and maintenance of the building have been observed. Annexed hereto as **Exhibit A** are photographs depicting various deficiencies in the maintenance or repair of the building.

4. Colliers noted the following material deficiencies in the condition of the buildings:

- a) the atrium ceiling has many water stained tiles, suggesting active roof leaks;
- b) the elevator certificate has expired;
- c) certificates for the fire extinguishers have expired;
- d) vacant offices are unlocked;
- e) a loading dock has been destroyed and debris from the removal sits on the lot;
- f) a handicap/delivery ramp has been destroyed;
- g) all of the loading docks show damage;
- h) a railing has been removed and is lying on the ground;
- i) the outer walls of the atrium are decayed and molding is missing and on the ground;
- j) the parking lot is in poor condition.

Signed under the pains and penalties of perjury this 16 day of July, 2010.

/s/ Simon Lau
Simon Lau



CERTIFICATE OF SERVICE

I hereby certify that this document filed through the ECF system will be sent electronically to the registered participants, as identified on the Notice of Electronic File ("NEF"), and paper copies will be sent to those indicated as non-registered participants on July 20, 2010, by first class mail.

/s/ Peter S. Brooks
Peter S. Brooks